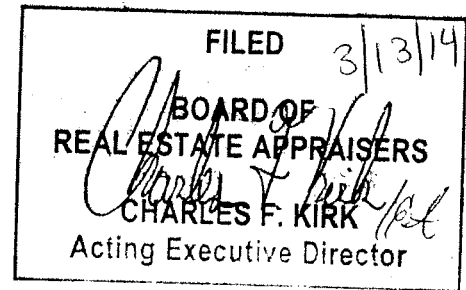


COPY

CERTIFIED TRUE COPY

JOHN J. HOFFMAN
ACTING ATTORNEY GENERAL OF NEW JERSEY
Division of Law
124 Halsey Street, 5th Floor
P.O. Box 45029
Newark, New Jersey 07101
Attorney for the Board of Real
Estate Appraisers



By: Barbara J.K. Lopez
Deputy Attorney General
973-648-7454

STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
BOARD OF REAL ESTATE APPRAISERS

IN THE MATTER OF :
: Administrative Action
TARIK SCARANNI, Trainee, Applicant :
Trainee Permit # 42RP00269600 :
: **CONSENT ORDER**
TO PRACTICE REAL ESTATE APPRAISING :
IN THE STATE OF NEW JERSEY :

This matter was opened to the New Jersey State Board of Real Estate Appraisers (the ABoard@) upon receipt of Tarik Scaranni's (Respondent's) 2006 application to be a Certified Residential Real Estate Appraiser, 2013 application for a Trainee Appraiser Permit, 2013 request to take the Certified Residential Real Property Appraiser examination for a tenth time, complaints received regarding Respondent's conduct as a trainee, Respondent's replies to those complaints, and Respondent's testimony when he appeared before the Board for an investigative inquiry on April 27, 2010.

The voluntary trainee program was established for individuals

in the process of acquiring experience and includes a maximum time period for individuals to hold a permit. Respondent has twice exceeded the maximum time period. Specifically, Respondent was first issued a permit from the Board to be a Trainee Real Estate Appraiser in 2004. The original permit was then renewed three times, which is the maximum number of times permitted. Each renewal was for one year pursuant to N.J.A.C. 13:40A-4.4. Thereafter, Respondent, in contravention of N.J.A.C. 13:40A-4.4, reapplied for a new trainee permit in 2008, and subsequently had that permit renewed three times. In 2013, Respondent submitted his third application for a trainee permit.

Concurrently, in 2006, Respondent submitted an application to be a Certified Residential Real Estate Appraiser, which remains pending. The requirements for Certification include three components: education, experience, and examination. Respondent has been unable to qualify for certification because he has been unable to pass the Appraiser Qualifications Board (AQB) approved Certified Residential Real Property Appraiser Examination. The Board's records reveal that Respondent has failed the AQB approved Certified Residential Real Property Appraiser examination nine times. Respondent now seeks permission to take the test for a tenth time.

The Board received three complaints regarding Respondent's conduct as a trainee (March 2009, July 2009, and September 2012).

Investigation reveals that Respondent appears to have violated multiple provisions of the Board's regulations governing trainees, including holding himself out as an appraiser instead of a trainee, having an appraisal company in his name which solicits and maintains direct relationships with clients, collecting fees from clients, failing to work under the direct supervision of a supervising appraiser who meets certain requirements, and failing to submit a log signed by a supervising appraiser who actually supervised the work contained on the log, at least once a month, in violation of N.J.A.C. 13:40A-4.5 and 4.7.

The Board finds that Respondent has repeatedly engaged in the use or employment of dishonesty, deception or misrepresentation by holding himself out as an appraiser and failing to designate himself as a trainee, subjecting him to denial of his appraiser and trainee applications and discipline of his trainee permit pursuant to N.J.S.A. 45:1-21(b). Additionally, the Board finds that Respondent has violated or failed to comply with multiple regulations administered by this Board, subjecting him to denial of his appraiser and trainee applications and discipline of his trainee permit pursuant to N.J.S.A. 45:1-21(h). Lastly, Respondent does not qualify for certification pursuant to N.J.S.A. 45:14F-11, as he has repeatedly failed the examination which is a prerequisite for certification. Likewise, he has been unable to demonstrate that he

possesses the required knowledge and understanding set forth in
N.J.S.A. 45:14F-19.

ACCORDINGLY, IT IS on this 13th day of March, 2014,

ORDERED AND AGREED that:

1. Tarik Scaranni's 2006 application to be a State Certified Residential Real Estate Appraiser in New Jersey is denied.

2. Tarik Scaranni's 2013 application for a Trainee Appraiser Permit is denied.

3. Tarik Scaranni's Trainee Permit # 42RP00269600 is revoked.

4. Tarik Scaranni's 2013 request to sit for the Certified Residential Real Property Appraiser examination is denied.

5. Tarik Scaranni shall cease and desist from holding himself out as, or acting as, an appraiser or a trainee appraiser and from engaging in business as an appraisal company, including an appraisal company which solicits, collects fees from, or maintains direct relationships with appraisal clients or parties who engage an appraiser by employment or contract in a specific assignment.

6. Tarik Scaranni shall not make any application to the Board for any license, certification, trainee permit, or to sit for any examination prior to January 2, 2015. No application from Tarik Scaranni will be accepted by the Board until on or after January 2, 2015, at which time he shall conform to all the 2015 criteria for licensure or certification and shall start anew, including a new log

of experience acquired under a Board-approved supervisor.

7. A civil penalty of \$40,000 is hereby imposed upon Tarik Scaranni, the entire portion of which shall be stayed provided that Tarik Scaranni complies with this Order. Upon receipt of information, that the State Board of Real Estate Appraisers deems reliable, indicating that Tarik Scaranni has failed to comply with any of the terms of this Consent Order, the entire stayed portion of the civil penalty shall automatically be activated and shall be immediately due and owing. The Board will notify Tarik Scaranni and his counsel that the Board has received reliable information indicating that Tarik Scaranni violated the Consent Order and that the stayed civil penalty has been activated and is due and owing. Tarik Scaranni may petition the Board within thirty days of the notice for a hearing limited to the sole issue of whether the information the Board received was materially false. Upon becoming due and owing, the civil penalty shall be paid by certified check or money order made payable to the "State of New Jersey" and sent to Charles Kirk, Acting Executive Director, State Board of Real Estate Appraisers, 124 Halsey Street, 3rd Floor, P.O. Box 45032, Newark, New Jersey 07101. Should Tarik Scaranni appeal to the Appellate Division of Superior Court within 45 days of the Board's activation of the civil penalty, upon posting of a bond under R. 2:9-5, payment of the civil penalty will be deferred pending final adjudication of

the appeal.

8. The Board reserves the right to impose discipline based upon any new information it receives regarding Tarik Scaranni's conduct which occurred before the filed date of this Consent Order.

STATE REAL ESTATE APPRAISER BOARD

By: Cheryle A. Randolph-Sharpe
Cheryle A. Randolph-Sharpe
Board President

I have read and understand
this Order, agree to the entry
of this Order as a matter
of public record, and agree to be
bound by the terms above.

[Signature]
Tarik Scaranni

Consent as to form and
entry of this Order.

[Signature]
Bruno Genova, Esq.
Attorney for Tarik Scaranni